

NV HHF Program Highlights

Principal Reduction Program: 1st mortgage balances have been reduced by over \$2.2 million dollars.

Nevada continues to leverage HHF funds to reduce 1st mortgage balances: for every \$1 contributed by NV

2nd Lien Relief Program: Over \$4.4 million dollars of 2nd mortgages have been extinguished by

Mortgage Assistance Program: Nevada is now helping over 500 unemployed/underemployed

Homeowners Assisted by NV HHF

The table below shows the homeowners assisted by NV HHF through December 31, 2011, listed by program.

Program	Homeowners Assisted	Assistance provided by NV HHF	Assistance provided by Servicers/Banks	Total Homeowner Assistance
Mortgage Assistance	539	1,260,358	N/A	1,260,358
2nd Lien Relief	158	1,725,122	2,700,055	4,425,177
Principal Reduction *	19	521,652	1,766,048	2,287,700
Transition (Short Sale) Assistance	16	34,663	N/A	34,663
Total		\$ 3,541,795	\$ 4,466,103	\$ 8,007,898

* \$492,652 of NV HHF Principal Reduction assistance will be paid out over a 3 year period.

Moving Forward

In our ongoing efforts to streamline and simplify the application process, NV HHF will begin handling call center and document collection functions in-house. We believe this will also benefit our outreach programs, and have added 4 Customer Service Representatives to our Las Vegas office in anticipation of this change.

In addition to our ongoing events with various servicers and counseling agencies, Governor Sandoval's office has organized a Las Vegas Homeowner event for March 9th and 10th, 2012. The event will include representatives from the major banks, Fannie Mae, Freddie Mac, HUD and others.



This document describes Nevada Affordable Housing Assistance Corporation's (NAHAC) Hardest-Hit Fund (HHF) data that NAHAC is required to provide to Bank of New York Mellon. It includes quarterly borrower characteristic data and program specific performance data. All NAHAC HHF data submitted to Bank of New York Mellon must be accurate, complete, and in agreement with retained NAHAC records. Data should be reported by NAHAC, the State of Nevada's Eligible Entity, by the 15th of the month following the quarter.

Template Version Date: August 2011

Nevada			
HFA Performance Data Reporting- Borrower Characteristics			
		QTD	Cumulative
Unique Borrower Count			
	Number of Unique Borrowers Receiving Assistance	234	682
	Number of Unique Borrowers Denied Assistance	51	365
	Number of Unique Borrowers Withdrawn from Program	19	195
	Number of Unique Borrowers in Process	392	N/A
	Total Number of Unique Borrower Applicants	696	1634
Borrower Income (\$)			
	Above \$90,000	0.42%	0.88%
	\$70,000- \$89,000	2.56%	2.93%
	\$50,000- \$69,000	12.82%	12.32%
	Below \$50,000	84.20%	83.87%
Borrower Income as Percent of Area Median Income (AMI)			
	Above 120%	0.43%	0.88%
	110%- 119%	0.00%	0.00%
	100%- 109%	2.14%	1.32%
	90%- 99%	3.42%	4.11%
	80%- 89%	4.27%	3.52%
	Below 80%	89.74%	90.17%
Geographic Breakdown (by county)			
	Carson City	3	12
	Churchill	2	9
	Clark	162	442
	Douglas	10	16
	Elko	0	0
	Esmeralda	0	0
	Eureka	0	0
	Humboldt	0	0
	Lander	0	1
	Lincoln	0	0
	Lyon	10	29
	Mineral	0	0
	Nye	3	6
	Pershing	0	0
	Storey	0	0
	Washoe	44	167
	White Pine	0	0
Home Mortgage Disclosure Act (HMDA)			
	Borrower		
	Race		
	American Indian or Alaskan Native	2	5
	Asian	13	31
	Black or African American	24	63
	Native Hawaiian or other Pacific Islander	2	5
	White	122	405
	Information Not Provided by Borrower	71	173
	Ethnicity		
	Hispanic or Latino	29	97
	Not Hispanic or Latino	173	512
	Information Not Provided by Borrower	32	73
	Sex		
	Male	104	340
	Female	113	313

Nevada			
HFA Performance Data Reporting- Borrower Characteristics			
		QTD	Cumulative
	Information Not Provided by Borrower	17	29
	Co-Borrower		
	Race		
	American Indian or Alaskan Native	0	1
	Asian	6	17
	Black or African American	9	15
	Native Hawaiian or other Pacific Islander	0	1
	White	52	164
	Information Not Provided by Borrower	47	126
	Ethnicity		
	Hispanic or Latino	23	52
	Not Hispanic or Latino	69	202
	Information Not Provided by Borrower	22	70
	Sex		
	Male	48	121
	Female	59	187
	Information Not Provided by Borrower	7	16
Hardship			
	Unemployment	169	428
	Underemployment	17	172
	Divorce	0	6
	Medical Condition	0	8
	Death	0	2
	Other	48	66
Current Loan to Value Ratio (LTV)			
	<100%	8.11%	15.98%
	100%-109%	3.42%	3.96%
	110%-120%	7.70%	7.77%
	>120%	80.77%	72.29%
Current Combined Loan to Value Ratio (CLTV)			
	<100%	6.84%	12.17%
	100%-119%	6.84%	9.68%
	120%-139%	8.12%	10.41%
	140%-159%	9.83%	10.85%
	>=160%	68.37%	56.89%
Delinquency Status (%)			
	Current	51.00%	56.00%
	30+	6.00%	5.00%
	60+	4.00%	3.00%
	90+	39.00%	36.00%
Household Size			
	1	55	183
	2	80	231
	3	38	95
	4	33	94
	5+	28	79

Nevada			
HHF Performance Data Reporting- Program Performance Principal Reduction Program			
		QTD	Cumulative
Program Intake/Evaluation			
	<i>Approved</i>		
	Number of Applications Approved	5	19
	% of Total Number of Applications	13.16%	27.54%
	<i>Denied</i>		
	Number of Applications Denied	1	18
	% of Total Number of Applications	2.63%	26.09%
	<i>Withdrawn</i>		
	Number of Applications Withdrawn	2	2
	% of Total Number of Applications	5.26%	2.90%
	<i>In Process</i>		
	Number of Applications In Process	30	N/A
	% of Total Number of Applications	78.95%	N/A
	<i>Total</i>		
	Total Number of Applications Received	38	69
	Number of Borrowers Participating in Other HFA HHF Programs or Program Components	1	1
Program Characteristics			
General Characteristics			
	Median 1st Lien Housing Payment Before Assistance	1379.3	1638.26
	Median 1st Lien Housing Payment After Assistance	1045.89	1024.97
	Median 2nd Lien Housing Payment Before Assistance	0	0
	Median 2nd Lien Housing Payment After Assistance	0	0
	Median 1st Lien UPB Before Program Entry	188615.01	254328.28
	Median 1st Lien UPB After Program Entry	140249.6	167807.98
	Median 2nd Lien UPB Before Program Entry	0	0
	Median 2nd Lien UPB After Program Entry	0	0
	Median Principal Forgiveness ¹	116967.23	122153
	Median Length of Time Borrower Receives Assistance	N/A	N/A
	Median Assistance Amount	29000	25000
Assistance Characteristics			
	Assistance Provided to Date	171652.34	521652.34
	Total Lender/Servicer Assistance Amount	412056.11	1766047.84
	Borrowers Receiving Lender/Servicer Match (%)	100.00%	100.00%
	Median Lender/Servicer Assistance per Borrower	66967.23	113508.19
Other Characteristics			
	Median Length of Time from Initial Request to Assistance Granted	11	6
	<i>Current</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Delinquent (30+)</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Delinquent (60+)</i>		
	Number	1	2
	%	20.00%	10.53%
	<i>Delinquent (90+)</i>		
	Number	4	17
	%	80.00%	89.47%

Nevada			
HHF Performance Data Reporting- Program Performance Principal Reduction Program			
		QTD	Cumulative
Program Outcomes			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	1	1
Alternative Outcomes			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Cancelled</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Short Sale</i>		
	Number	0	0
	%	0.00%	0.00%
Program Completion/ Transition			
	<i>Loan Modification Program</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Reinstatement/Current/Payoff</i>		
	Number	1	1
	%	100.00%	100.00%
	<i>Short Sale</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Deed in Lieu</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Other - Borrower Still Owns Home</i>		
	Number	0	0
	%	0.00%	0.00%
Homeownership Retention²			
	Six Months Number	N/A	11
	Six Months %	N/A	100.00%
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0.00%
	Unreachable Number	N/A	0
	Unreachable %	N/A	0.00%
1. Includes second mortgage settlement 2. Borrower still owns home			

Nevada			
HHF Performance Data Reporting- Program Performance Second Mortgage Reduction Program			
		QTD	Cumulative
Program Intake/Evaluation			
	<i>Approved</i>		
	Number of Applications Approved	60	158
	% of Total Number of Applications	36.58%	45.14%
	<i>Denied</i>		
	Number of Applications Denied	16	97
	% of Total Number of Applications	9.76%	27.71%
	<i>Withdrawn</i>		
	Number of Applications Withdrawn	4	11
	% of Total Number of Applications	2.44%	3.14%
	<i>In Process</i>		
	Number of Applications In Process	84	N/A
	% of Total Number of Applications	51.22%	N/A
	<i>Total</i>		
	Total Number of Applications Received	164	350
Number of Borrowers Participating in Other HFA HHF Programs or Program Components 3		15	50
Program Characteristics			
General Characteristics			
	Median 1st Lien Housing Payment Before Assistance	1266	1281
	Median 1st Lien Housing Payment After Assistance	N/A	N/A
	Median 2nd Lien Housing Payment Before Assistance	199	97
	Median 2nd Lien Housing Payment After Assistance	0	0
	Median 1st Lien UPB Before Program Entry	198193	190119
	Median 1st Lien UPB After Program Entry	N/A	N/A
	Median 2nd Lien UPB Before Program Entry	27439	12848
	Median 2nd Lien UPB After Program Entry	0	0
	Median Principal Forgiveness ¹	16448	15000
	Median Length of time Borrower Receives Assistance	1	1
	Median Assistance Amount	11041	9710
Assistance Characteristics			
	Assistance Provided to Date	671705	1725122
	Total Lender/Servicer Assistance Amount	1276979	2700055
	Borrowers Receiving Lender/Servicer Match (%)	66.67%	46.20%
	Median Lender/Servicer Assistance per Borrower	16448	15000
Other Characteristics			
	Median Length of Time from Initial Request to Assistance Granted	77	47
	<i>Current</i>		
	Number	27	88
	%	45.00%	55.70%
	<i>Delinquent (30+)</i>		
	Number	1	3
	%	1.67%	1.90%
	<i>Delinquent (60+)</i>		
	Number	1	10
	%	1.67%	6.33%
	<i>Delinquent (90+)</i>		
	Number	31	57
	%	51.66%	36.07%

Nevada			
HHF Performance Data Reporting- Program Performance Second Mortgage Reduction Program			
		QTD	Cumulative
Program Outcomes			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	60	158
Alternative Outcomes			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Cancelled</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Short Sale</i>		
	Number	5	18
	%	8.33%	11.39%
Program Completion/ Transition			
	<i>Loan Modification Program</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Reinstatement/Current/Payoff</i>		
	Number	55	140
	%	91.67%	88.61%
	<i>Short Sale</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Deed in Lieu</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Other - Borrower Still Owns Home</i>		
	Number	0	0
	%	0.00%	0.00%
Homeownership Retention²			
	Six Months Number	N/A	21
	Six Months %	N/A	80.77%
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0.00%
	Unreachable Number	N/A	0
	Unreachable %	N/A	0.00%
1. Includes second mortgage settlement 2. Borrower still owns home 3. Cumulative Borrowers Participating in Other HHF Programs has been adjusted to reflect Funded participation only. Due to this adjustment, these fields will not sum on a quarter-over-quarter basis.			

Nevada		
HFA Performance Data Reporting- Program Performance Short Sale Acceleration Program		
	QTD	Cumulative
Program Intake/Evaluation		
<i>Approved</i>		
Number of Applications Approved	8	16
% of Total Number of Applications	53.33%	61.54%
<i>Denied</i>		
Number of Applications Denied	0	3
% of Total Number of Applications	0.00%	11.54%
<i>Withdrawn</i>		
Number of Applications Withdrawn	0	0
% of Total Number of Applications	0.00%	0.00%
<i>In Process</i>		
Number of Applications In Process	7	N/A
% of Total Number of Applications	46.67%	N/A
<i>Total</i>		
Total Number of Applications Received	15	26
Number of Borrowers Participating in Other HFA HHF Programs or Program Components 3	0	6
Program Characteristics		
General Characteristics		
Median 1st Lien Housing Payment Before Assistance	1698	1441
Median 1st Lien Housing Payment After Assistance	N/A	N/A
Median 2nd Lien Housing Payment Before Assistance	140	65
Median 2nd Lien Housing Payment After Assistance	N/A	N/A
Median 1st Lien UPB Before Program Entry	272092	230164
Median 1st Lien UPB After Program Entry	N/A	N/A
Median 2nd Lien UPB Before Program Entry	19086	5909
Median 2nd Lien UPB After Program Entry	N/A	N/A
Median Principal Forgiveness ¹	N/A	N/A
Median Length of Time Borrower Receives Assistance	N/A	N/A
Median Assistance Amount	2080	2220
Assistance Characteristics		
Assistance Provided to Date	16085	34663
Total Lender/Servicer Assistance Amount	N/A	N/A
Borrowers Receiving Lender/Servicer Match (%)	N/A	N/A
Median Lender/Servicer Assistance per Borrower	N/A	N/A
Other Characteristics		
Median Length of Time from Initial Request to Assistance Granted	47	40
<i>Current</i>		
Number	0	0
%	0.00%	0.00%
<i>Delinquent (30+)</i>		
Number	0	0
%	0.00%	0.00%
<i>Delinquent (60+)</i>		
Number	0	2
%	0.00%	12.50%
<i>Delinquent (90+)</i>		
Number	8	14
%	100.00%	87.50%

Nevada			
HFA Performance Data Reporting- Program Performance Short Sale Acceleration Program			
		QTD	Cumulative
Program Outcomes			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	8	16
Alternative Outcomes			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Cancelled</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Short Sale</i>		
	Number	0	0
	%	0.00%	0.00%
Program Completion/ Transition			
	<i>Loan Modification Program</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Reinstatement/Current/Payoff</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Short Sale</i>		
	Number	8	16
	%	100.00%	100.00%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Other - Borrower Still Owns Home</i>		
	Number	N/A	N/A
	%	N/A	N/A
Homeownership Retention²			
	Six Months Number	N/A	N/A
	Six Months %	N/A	N/A
	Twelve Months Number	N/A	N/A
	Twelve Months %	N/A	N/A
	Unreachable Number	N/A	N/A
	Unreachable %	N/A	N/A
1. Includes second mortgage settlement 2. Borrower still owns home 3. Cumulative Borrowers Participating in Other HHF Programs has been adjusted to reflect Funded participation only. Due to this adjustment, these fields will not sum on a quarter-over-quarter basis.			

Nevada			
HFA Performance Data Reporting- Program Performance Mortgage Assistance Program			
		QTD	Cumulative
Program Intake/Evaluation			
	<i>Approved</i>		
	Number of Applications Approved	201	539
	% of Total Number of Applications	53.74%	48.78%
	<i>Denied</i>		
	Number of Applications Denied	39	262
	% of Total Number of Applications	10.43%	23.71%
	<i>Withdrawn</i>		
	Number of Applications Withdrawn	36	206
	% of Total Number of Applications	9.63%	18.64%
	<i>In Process</i>		
	Number of Applications In Process	98	N/A
	% of Total Number of Applications	26.20%	N/A
	<i>Total</i>		
	Total Number of Applications Received	374	1105
Number of Borrowers Participating in Other HFA HHF Programs or Program Components 3		15	43
Program Characteristics			
General Characteristics			
	Median 1st Lien Housing Payment Before Assistance	1157	1147.5
	Median 1st Lien Housing Payment After Assistance	152	731
	Median 2nd Lien Housing Payment Before Assistance	225	225
	Median 2nd Lien Housing Payment After Assistance	N/A	N/A
	Median 1st Lien UPB Before Program Entry	188262	183000
	Median 1st Lien UPB After Program Entry	N/A	N/A
	Median 2nd Lien UPB Before Program Entry	37019	37575
	Median 2nd Lien UPB After Program Entry	N/A	N/A
	Median Principal Forgiveness ¹	N/A	N/A
	Median Length of Time Borrower Receives Assistance	N/A	5
	Median Assistance Amount	1781	2332
Assistance Characteristics			
	Assistance Provided to Date	975507	1260358
	Total Lender/Service Assistance Amount	N/A	N/A
	Borrowers Receiving Lender/Service Match (%)	N/A	N/A
	Median Lender/Service Assistance per Borrower	N/A	N/A
Other Characteristics			
	Median Length of Time from Initial Request to Assistance Granted	54	60
	<i>Current</i>		
	Number	137	396
	%	68.16%	73.47%
	<i>Delinquent (30+)</i>		
	Number	15	37
	%	7.46%	6.86%
	<i>Delinquent (60+)</i>		
	Number	12	21
	%	5.97%	3.90%
	<i>Delinquent (90+)</i>		
	Number	37	85
	%	18.41%	15.77%

Nevada			
HFA Performance Data Reporting- Program Performance Mortgage Assistance Program			
		QTD	Cumulative
Program Outcomes			
	Borrowers No Longer in the HHF Program (Program Completion/Transition or Alternative Outcomes)	18	28
Alternative Outcomes			
	<i>Foreclosure Sale</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Cancelled</i>		
	Number	16	23
	%	88.89%	82.15%
	<i>Deed in Lieu</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Short Sale</i>		
	Number	0	0
	%	0.00%	0.00%
Program Completion/ Transition			
	<i>Loan Modification Program</i>		
	Number	2	2
	%	11.11%	7.14%
	<i>Re-employed/ Regain Appropriate Employment Level</i>		
	Number	0	1
	%	0.00%	3.57%
	<i>Reinstatement/Current/Payoff</i>		
	Number	0	0
	%	0.00%	0.00%
	<i>Short Sale</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Deed in Lieu</i>		
	Number	N/A	N/A
	%	N/A	N/A
	<i>Other - Borrower Still Owns Home</i>		
	Number	0	2
	%	0.00%	7.14%
Homeownership Retention²			
	Six Months Number	N/A	158
	Six Months %	N/A	100.00%
	Twelve Months Number	N/A	0
	Twelve Months %	N/A	0.00%
	Unreachable Number	N/A	0
	Unreachable %	N/A	0.00%
1. Includes second mortgage settlement 2. Borrower still owns home 3. Cumulative Borrowers Participating in Other HHF Programs has been adjusted to reflect Funded participation only. Due to this adjustment, these fields will not sum on a quarter-over-quarter basis.			